

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE - NE/S Ridge Road,
4275' W of Dogwood Road
(2425 Ridge Road)
2nd Election District
2nd Councilmanic District
Ronald Peters
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-273-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 2425 Ridge Road, located near Randallstown in northwestern Baltimore County. The Petitions were filed by the owner of the property, Ronald Peters. The Petitioner seeks a special hearing to permit an existing accessory structure (barn) to remain temporarily on a newly created and vacant lot until a new residence is constructed. In addition to the special hearing relief sought, the Petitioner seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (barn) height of 19 feet in lieu of the maximum permitted 15 feet, and from Section 400.1 of the B.C.Z.R. to permit said accessory structure to be located in a yard area other than the rear yard, as more particularly described herein and on Petitioner's Exhibit 1.

Appearing on behalf of the Petitions were Ronald Peters, property owner, and Cynthia B. Bowden, Registered Land Surveyor. There were no Protestants.

Testimony and evidence presented established that the subject property consists of 6.915 acres, more or less, zoned R.C. 3 and is improved with a two-story dwelling and accessory barn. The Petitioner is desirous of subdividing the property to create two residential lots, Lot 1

of which would contain the existing dwelling and Lot 2 which would contain the existing accessory structure. In addition, the Petitioner seeks to develop proposed Lot 2 with a new single family dwelling for himself in accordance with Petitioner's Exhibit 1. Testimony revealed that the Petitioner currently resides in the dwelling on proposed Lot 1. Because the subdivision line for lots 1 and 2 runs between the dwelling and the barn, the special hearing relief is necessary. The requested variances are necessary to legalize the height of the existing barn and to allow maximum flexibility in placement and orientation of the new dwelling on Lot 2.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variances were not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and

that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of March, 1994 that the Petition for Special Hearing to permit an existing accessory structure (barn) to remain temporarily on a newly created and vacant lot until a new residence is constructed, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (barn) height of 19 feet in lieu of the maximum permitted 15 feet, and from Section 400.1 of the B.C.Z.R. to permit said accessory structure to be located in a yard area other than the rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



March 14, 1994

(410) 887-4346

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

Mr. Ronald Peters
2425 Ridge Road
Baltimore, Maryland 21202

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
1775 Ridge Road, 4275' N of Dogwood Road
(2425 Ridge Road)
2nd Election District - 2nd Councilmanic District
Ronald Peters - Petitioner
Case No. 94-273-SPHA

Dear Mr. Peters:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

cc: Ms. Cynthia Bowden
461-A Main Street, Reisterstown, Md. 21136

People's Counsel
File

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 2425 Ridge Road
which is presently zoned RC-3

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve.

To allow an accessory structure to remain temporarily on a newly created, and vacant, lot until a new residence is constructed.

(There is an existing barn on the property which the owner is subdividing. The barn will be included on the lot with the new dwelling rather than with the existing house.)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zipcode

Legal Owner(s)
(Type or Print Name)
Signature
Address
City State Zipcode
Name Address and phone number of representative to be contacted.
Cynthia Bowden
Miller-Bowden Associates
461-A Main Street
Reisterstown, Maryland 21136
833-5905

ESTIMATED LENGTH OF HEARING
Inconvenient for Hearing
The following date
ALL OTHER Next Two Months
REVIEWED BY: DATE

293

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 2425 Ridge Road
which is presently zoned RC-3

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 to allow an accessory structure with a height of 19' in lieu of the maximum 15'; section 400.1 - to allow an accessory structure to be located in a yard area other than the rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) There is an existing barn on the property. The owner proposes to subdivide the property and include the barn on the lot with the new dwelling, rather than with the existing house. A variance from the height limit is necessary because the barn is existing and the owner does not want to tear it down. A variance from the rear yard requirement is requested to allow maximum flexibility in placement and orientation of the new dwelling.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zipcode

Legal Owner(s)
(Type or Print Name)
Signature
Address
City State Zipcode
Name Address and phone number of representative to be contacted.
Ronald Peters
2425 Ridge Road
Baltimore, Maryland 21207
Cynthia Bowden
Miller-Bowden Associates, Inc.
461-A Main Street
Reisterstown, Md. 21136
833-5905

ESTIMATED LENGTH OF HEARING
Inconvenient for Hearing
The following date
ALL OTHER Next Two Months
REVIEWED BY: DATE

293

Miller-Bowden Associates, Inc.

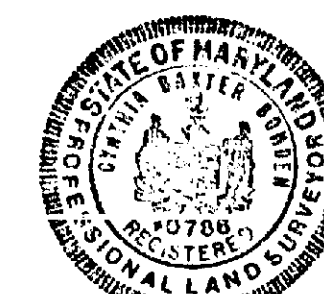
C. Brooke Miller, R.P.L.S. Registered Land Surveyors
461-A Main Street
Reisterstown, Maryland 21136
(410) 833-5905 / FAX (410) 833-7409
Cynthia B. Bowden, L.S.

Description of
RONALD M. PETERS PROPERTY
to accompany petition for
ZONING VARIANCE REQUEST
December 13, 1993

Beginning for the same on the northeast side of Ridge Road, approximately 4275 feet north of the intersection of Dogwood Road, thence running along the road, as now surveyed and referring all bearings of this description to the Baltimore County Metropolitan District Grid System,

- 1) North 47 degrees 05 minutes 41 seconds West 263.57 feet, thence leaving the road
- 2) North 04 degrees 27 minutes 02 seconds East 578.30 feet,
- 3) North 32 degrees 26 minutes 28 seconds West 84.92 feet,
- 4) North 24 degrees 21 minutes 02 seconds East 427.69 feet,
- 5) South 16 degrees 36 minutes 24 seconds East 124.95 feet,
- 6) South 77 degrees 28 minutes 16 seconds East 219.51 feet,
- 7) South 12 degrees 29 minutes 29 seconds West 1075.40 feet to the beginning.

Containing 6.823 acres of land, more or less.



Cynthia B. Bowden

293

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 3/4/94
Posted for: Special Hearing & Variance
Petitioner: Ronald Peters
Location of property: 2425 Ridge Road, NE/S, 4275' N of Dogwood Rd.
Location of Sign: Retained at beginning of driveway leading to property
Remarks:
Posted by: Timothy M. Kotroco Date of return: 3/4/94
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/20, 1994
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/20, 1994.

THE JEFFERSONIAN,
A. H. Hemmerson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Tuesday, February 22, 1994 at 10:00 a.m. in Room 108, County Office Bldg.

Case: 94-273-SPHA
Item: 273
2425 Ridge Road
NE/S Ridge Road, 4275' N of Dogwood Road
2nd Election District
2nd Councilmanic District
Ronald Peters
Hearing: Tuesday, February 22, 1994 at 10:00 a.m. in Room 108, County Office Bldg.

Special Hearing to allow an accessory structure to remain temporarily on a newly created, and vacant lot until a new residence is constructed. Variance to allow an accessory structure with a height of 19 feet in lieu of the maximum 15 feet and to allow an accessory structure to be located in a yard area other than the rear yard.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (Hearings are handicapped accessible for special accommodations. Please call 887-3391.
Offer information concerning the Fair Hearing Hearing. Please call 887-3391.
1189 January

receipt
74-273-SPH#

Number 273
CAM

Date 7 Jan 94

010
tot - 50
030 - 50
170

111 West Chesapeake Avenue
Towson, MD 21204

Account: R001-6190

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 272

Petitioner: Ronald Peters

Location: 2425 Ridge Road Baltimore

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ronald Peters

ADDRESS: 2425 Ridge Road
Baltimore, Maryland 21207

PHONE NUMBER: 526-4346 (work)

Atggs (Revised 04/09/93)

273

TO: POTOMAC PUBLISHING COMPANY
JANUARY 20, 1994 Issue - Jeffersonian

Please forward billing to:

Ronald Peters
2425 Ridge Road
Baltimore, Maryland 21207
526-4346

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-273-SPH (Item 273)
2425 Ridge Road
NE/S Ridge Road, 4275' N of Dupont Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Ronald Peters
HEARING: TUES. FEB. 22, 1994 at 10:00 a.m. Rm. 106, County Office Bldg.

Special Hearing to allow an accessory structure to remain temporarily on a newly created and vacant lot until a new residence is constructed.
Variance to allow an accessory structure with a height of 19 feet in lieu of the maximum 15 feet; and to allow an accessory structure to be located in a yard area other than the rear yard.

LAWRENCE E. SCHREIBER
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

JANUARY 14, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-273-SPH (Item 273)
2425 Ridge Road
NE/S Ridge Road, 4275' N of Dupont Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Ronald Peters
HEARING: TUES. FEB. 22, 1994 at 10:00 a.m. Rm. 106, County Office Bldg.

Special Hearing to allow an accessory structure to remain temporarily on a newly created and vacant lot until a new residence is constructed.
Variance to allow an accessory structure with a height of 19 feet in lieu of the maximum 15 feet; and to allow an accessory structure to be located in a yard area other than the rear yard.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

cc: Ronald Peters
Cynthia Swalen

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with System 104 on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

February 15, 1994

Mr. Ronald Peters
2425 Ridge Road
Baltimore, Maryland 21207

RE: Case No. 94-273-XA, Item No. 273
Petitioner: Ronald Peters
Petitions for Special Hearing and Variance

Dear Mr. Peters:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on January 7, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 24, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 24, 1994
Item No. 273

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the Minor Subdivision comments dated 10-28-93, #93-156 MF.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Section

RWB:s

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-20-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 94-273 (CAM)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
DAVID N. KANSEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2228 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 20, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item No. 262, 264, 265, 266, 267, 268, 270, 273, 274, 275 and 276.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Gary L. Lewis*

PK/JL:lw

ZAC.262/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

February 2, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilsbury, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item #273 - Peters Property
2425 Ridge Road
Zoning Advisory Committee Meeting of January 18, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

This must comply with the Forest Conservation Act (Article X).

Ground Water Management:

Soil percolation tests have been conducted. Prior to building permit application, a well meeting the minimum Baltimore County Standards must be drilled.

Development Coordination:

In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Development Coordination Section at 887-3980.

JLP:MK:TE:LS:sp

PETERS/DEPRM/TXTS8P

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/18/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owners: SEE BELOW

LOCATION:

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time, ON THE FOLLOWING ITEM NUMBERS: 264, 265, 266, 267, 268, 269, 270, 272, 273, 274, 275, AND 276.

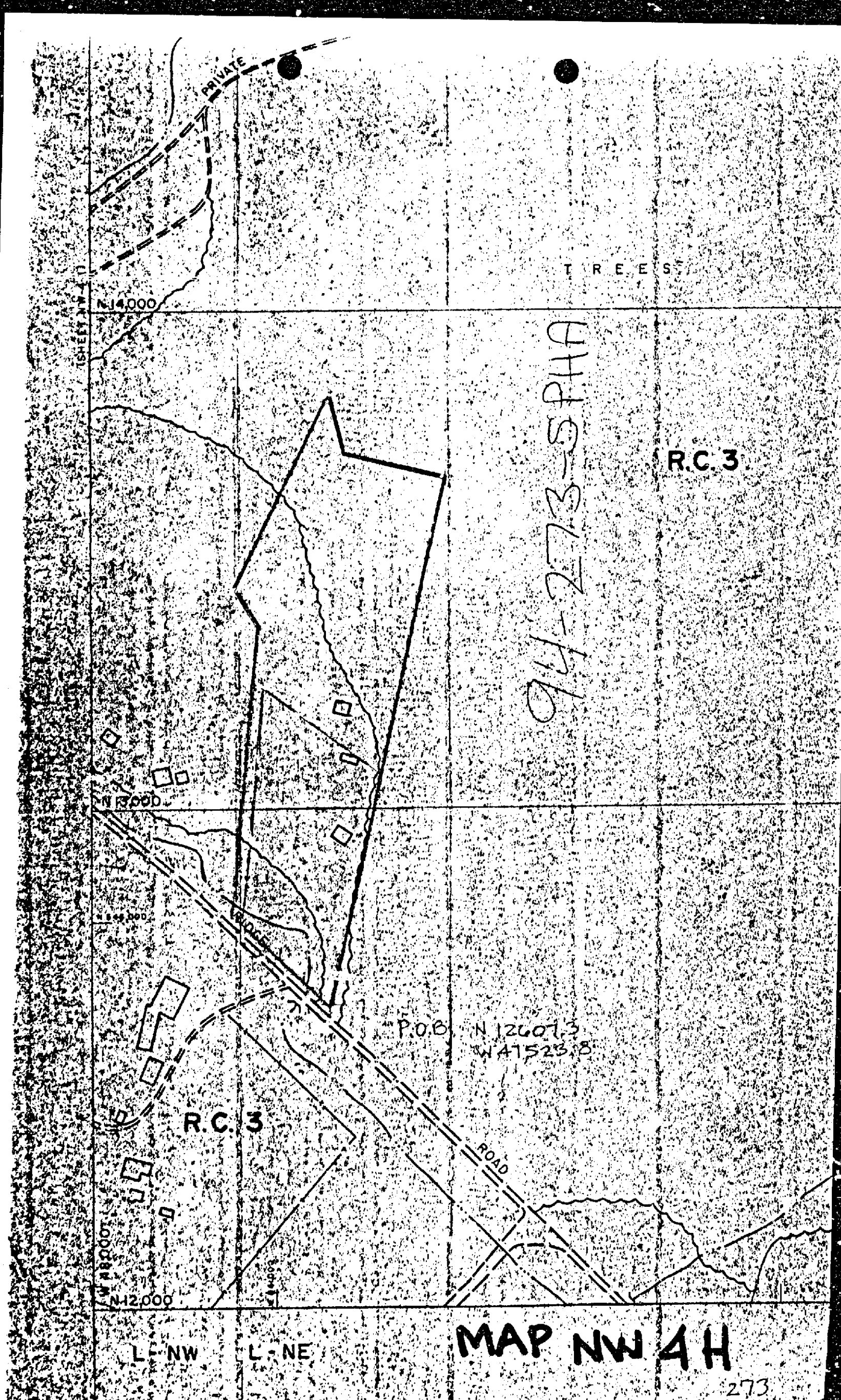
RECEIVED
JAN 20 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper



STORMWATER MANAGEMENT NOTES

All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on an adjacent property. All impervious areas will be limited to 30 percent of cleared areas and conveyed as sheet flow through vegetated areas without concentrating or causing erosion. House down spouts are to be discharged onto the lawn, not the driveways.

NOTES

There shall be no clearing, grading, construction, or disturbance of the property in the Forest Buffer Easement and/or the Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Any Forest Buffer Easement and/or Forest Conservation Easement shown hereon is subject to the restrictive covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

There shall be no clearing, grading, construction, soil compaction or excavation, introduction of chemicals, or other disturbances detrimental to the live root systems, or the removal of trees, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

ZONING VARIANCE AND SPECIAL HEARING REQUESTS

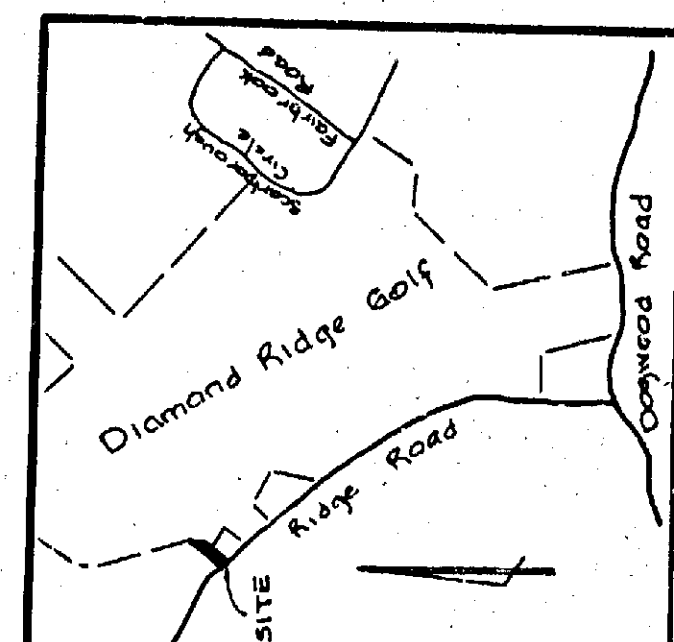
There is an existing barn on the property. The owner proposes to subdivide the property and build a new existing house.

A variance from Section 400.1 (height limit of 15 feet) is necessary because the barn is 19 feet in height. The owner is requesting a variance to allow the barn to remain.

A variance from Section 400.1 (accessory building in rear yard) is requested to allow maximum flexibility in placement and orientation of the new dwelling.

A special hearing is requested to allow the accessory structure to remain temporarily vacant until a new residence is constructed.

Note: The barn shall be used for residential storage only, not for farm equipment.



NOTES

1. Election district 2; councilmanic district 1; census tract 4024.01; regional councilmanic district 13A.
2. Tax map 887, block 09, parcel 683; tax account 887-0005346 and 5349.
3. The property is located on the Diamond Ridge Golf Course and is zoned RC.3.
4. There are streams, wetlands, and flood plains on the property as shown.
5. The property is a single family residential lot.
6. Gross area = 6.915 acres; net area = 6.924 acres.
7. Property owner: Ronald M. Peters, 9849/887, dated June 15, 1993.
8. The property is shown on the plan as being held intact as a single lot. The developer's surveyor has confirmed that no part of the property has ever been utilized, recorded, or represented as density or area to support any offsite dwellings.
9. The property is shown on the plan as being held intact as a single lot. The developer's surveyor has confirmed that no part of the property has ever been utilized, recorded, or represented as density or area to support any offsite dwellings.
10. All existing buildings will remain.
11. This development is exempt from stormwater management requirements for the barn, and rear yard.
12. The property is shown on the plan as being held intact as a single lot. The developer's surveyor has confirmed that no part of the property has ever been utilized, recorded, or represented as density or area to support any offsite dwellings.

DENSITY CALCULATIONS

Zoning	Gross area	Permitted	Proposed
RC 3	6.915 ac.	.3 lot per acre	2
		.3 x 6.915 = 2.07	

Plan to accompany request for
ZONING VARIANCE and
SPECIAL HEARING

Minor Subdivision - 25.156 Acre

Ronald M. Peters, Property

2425 Ridge Road

Baltimore County, Maryland

1005

1015

Owner: Ronald M. Peters

2425 Ridge Road

Pallmont, Maryland 2107

Miller-Bowden Associates, Inc.

Registered Land Surveyor

461-8 Main Street

Baltimore, Maryland 21136

(410) 833-5905

(410) 833-7409

6 p.m. 13 Bowden

1015 93

1412